

CPC Minutes of March 16, 2010

A regular meeting of the City Plan Commission (CPC) was held on Tuesday, March 16, 2010 at 4:45 p.m. in the Department of Planning and Development (DPD) 4th Floor Auditorium, 400 Westminster Street, Providence, Rhode Island 02903.

OPENING SESSION

Call to Order: Mr. Azar called the meeting to order at 4:55 p.m.

Election of Officers: Mr. Azar requested the Commission to nominate members for election.

Mr. Bilodeau made a motion, seconded by Ms. Church to nominate Mr. Stephen Durkee as Commission Chairman. All voted in favor. Mr. Durkee then requested nominations for the Vice Chairperson position. Ms. Church made a motion, seconded by Mr. Principe, to nominate Mr. Bilodeau as Vice Chairman. All voted in favor.

Members Present: Mr. Durkee took the Roll Call. Vice Chairman Harrison Bilodeau, Meredyth Church, Andrew Cortes, Drake Patten and Bryan Principe were present. Samuel Limiadi arrived at 5:10 pm.

Staff Present: Robert Azar, Choyon Manjrekar, Adrienne Southgate, City Solicitor.

Approval of meeting minutes for February 23rd 2010: Mr. Bilodeau requested that the word “plan” be pluralized in reference to the College Hill/Fox Point/Wayland and Waterfront plans. Mr. Principe asked that the minutes be changed to include a verbatim transcription of the resolution made on the Shooters site at the previous month’s meeting. Mr. Principe made a motion, seconded by Mr. Cortes to approve the minutes with the requested amendments. All voted in favor.

A discussion ensued regarding the previous month’s vote on the College Hill/Fox Point/Wayland neighborhood plan.

Ms. Southgate said that she had concerns about implications from the Open Meetings act based on the vote that was taken on the Shooters parcel at the February 23 meeting. She said that the agenda did not state that a vote would be taken on the matter and was therefore subject to challenge. She said that the item could be readvertised for action, so that a properly noticed vote could be held. Mr. Durkee said that the item would be noticed and a second vote would be held.

Ms. Patten said that the item for the Shooter’s parcel was advertised for discussion and was curious about why a typewritten pre prepared motion was used for a matter meant for discussion. Mr. Principe said that the matter had been before the Commission for a long time. A discussion about voting ensued.

MINOR SUBDIVISION

Case No. 10-009MI – 33-45 Acorn Street

Mr. Stephen Brouillard of Orson and Brusini made the presentation on behalf of the applicant. He introduced copies of the deed and new proposed legal description into the record. He said that a portion of the existing building proposed to be "Lot 2" has a proposed property line that runs along the edge of the roofline which is coincident with two of the exterior and interior walls of the adjacent buildings. He said that the subdivision was necessary for the owner CAPCO Steel to procure funding by putting up the building on Lot 2 as collateral for a loan. He said the buildings were connected at some point by a gangway, but the interior lines run along the existing roofline.

Mr. Azar said that DPD staff made positive findings related to the criteria of consistency with the Comprehensive Plan, compliance with the Zoning Ordinance, no environmental impacts, creation of a buildable lot and provision of street access. He requested that the Commission grant the DPD authority to approve the final plan.

Mr. Durkee asked if the applicant could obtain title insurance on the property. Mr. Brouillard said he was unsure of that. Mr. Thomas Moses, an attorney for the applicant's lender, said that subdivision was a standard exception to title insurance and that the applicant would be able to obtain insurance for it. He said that 100 new jobs could possibly be generated because of the subdivision.

Mr. Limiadi asked about parking provided. Mr. Azar said that the land is grandfathered for parking and the subdivision would not exacerbate existing conditions. Mr. Limiadi asked if development on the building would be reviewed by the CPC. Mr. Azar said that since no new building was proposed, it would not be a Land Development Project.

Ms. Southgate said that the Building Department would like to see a notation on the deed that requires the applicant to address building code issues in the case of future development.

No public comment was made.

Mr. Cortes made a motion seconded by Mr. Principe to approve the Preliminary Plan with the recommendation that DPD staff review the final plan and that the deed be altered with the notation suggested by the City Solicitor. All voted in favor.

The Commission and Staff discussed the upcoming schedule of meetings and the possibility of a special meeting to review the Commission's procedural rules.

Mr. Cortes made a motion, seconded by Mr. Bilodeau, to adjourn the meeting. All voted in favor.

The meeting adjourned at 5:25 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Manjrekar', with a stylized flourish at the end.

Choyon Manjrekar
Recording Secretary